

City Council
Atlanta, Georgia

08-0 -1269

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-44
Date Filed: 6-10-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1398 Metropolitan Parkway, S.W.**, be changed from R-4 (Single Family Residential) to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 88, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 41713 Pg 351
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING LAND BEING IN LAND LOT 88 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, KNOWN AS LOT 22 OF CAPITAL VIEW MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 114 FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST SIDE OF STEWART AVENUE NOW KNOWN AS METROPOLITAN PARKWAY ONE HUNDRED SIXTY-THREE AND ONE-TENTH (163.1) FEET SOUTH FROM THE SOUTHEAST CORNER OF SEAWOOD DRIVE (FORMERLY WOODROW AVENUE) AND METROPOLITAN PARKWAY AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF METROPOLITAN PARKWAY FIFTY-FOUR AND THREE TENTHS (54.3) FEET; THENCE EAST TWO HUNDRED (200) FEET TO A TEN (10) FOOT ALLEY; THENCE NORTH ALONG THE WEST SIDE OF SAID ALLEY FIFTY-FOUR AND THREE-TENTHS (54.3) FEET; THENCE WEST TWO HUNDRED (200) FEET TO THE EAST SIDE OF METROPOLITAN PARKWAY AND THE POINT OF BEGINNING; AND BEING KNOWN IN THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA AS NO. 1398 METROPOLITAN PARKWAY S.W.

Z-0844